

Rao Arch

Architects | Engineers | Interior design

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FORM-1 [Annexure A]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 24/01/2023

To,
M/s. AGN Ventures, M/s. Eagle Developers
& Bhosale Patel Parmar Properties
Address : 709/710, Shop Zone,
Above Colors Showroom,
M.G Road, Near Bnak Of India,
Ghatkopar(West), Mumbai - 400086.

Subject: Certificate of Percentage of Completion of Construction Work of group housing scheme The Mpire, Fursungi, Pune. For Building-C having MahaRERA Registration Number P52100025862 situated on the Survey no. 236, 5A/1, 5B/1, 5B/2, Village - Fursungi, Tal - Haveli, Dist- Pune, PIN- 412308 admeasuring 23280 sq.mts. area being developed by M/s. AGN Ventures, M/s. Eagle Developers & Bhosale Patel Parmar Properties.

Sir,

We M/s. Rao Arch through partner Rahul Londhe has undertaken assignment as an Architect / Engineer of certifying Percentage of Completion of Construction Work of group housing scheme The Mpire, Fursungi, Pune. For Building-C having MahaRERA Registration Number P52100025862 situated on the Survey no. 236, 5A/1, 5B/1, 5B/2, Village - Fursungi, Tal - Haveli, Dist- Pune, demarcated by its boundaries (18°28'34.61"N 73°58'35.42"E) S.no. 236(P), Hissa No.4 to the North, (18°28'30.88"N 73°58'34.65"E) S.no. 236(P) to the South, (18°28'31.52"N 73°58'37.77"E) adj. nala to the East, (18°28'31.89"N 73°58'31.12"E) S. No. 235 to the West of Division Pune, Village - Fursungi, Tal - Haveli, Dist- Pune, PIN- 412308 admeasuring 23280 sq.mts. area being developed M/s. AGN Ventures, M/s. Eagle Developers & Bhosale Patel Parmar Properties.

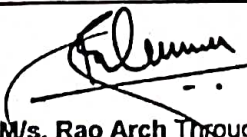
Based on Site Inspection, with respect to Layout/ each of the Building/Wing of the aforesaid Real Estate Project., I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

FORM 1 [see Regulation 3]		
ARCHITECT'S CERTIFICATE UPTO 24/01/2023		
Table A - THE MPIRE PROJECT		
BUILDING C -TORNA PHASE II		
Sr. No	Tasks /Activity	Percentage of work done (As on 24.01.23)
1	Excavation & Site Cleaning	100
2	1 no of Plinth	100
3	Lower Ground & Ground parking floor	100
4	1 number of Podiums	100
5	15 number of Slabs of Super Structure	100
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	60
7	Sanitary Fittings within the Flat/Premises	50
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	70
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing.	80
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/ CRZ NOC, entrance lobby/s, plinth Finishing to protection, paving of areas appurtenant to Building/ Wing, Compound and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	10

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RAO ARCH
PUNE

Table B - THE MPIRE PROJECT, BUILDING C -TORNA PHASE II			
Common Area (Internal & External Development Works) In Respect of the entire Registered Phase/Project			
Sr. No	Common areas and facilities	Proposed (Yes/No)	Percentage of Actual Work Done (As on 24.01.23)
1	Internal Roads & Footpaths	Y	50
2	Water Supply & Electricity	Y	30
3	Sewerage (Chamber, lines, Septic Tank, STP)	Y	50
4	Storm Water Drains	Y	50
5	Landscaping & Tree Planting	Y	00
6	Street Lighting	Y	20
7	Community Building	Y	00
8	Treatment and disposal of sewage and sullage water	Y	50
9	Solid Waste Management & Disposal	Y	30
10	Water Conservation/ Rain water harvesting	Y	50
11	Energy management	Y	40
12	Fire protection	Y	30
13	Electric meter room, sub station	Y	00
14	Solar	Y	00
15	Entrance Gate	Y	00


M/s. Rao Arch Through
Ar. S. B. Wasade & Rahul Londhe
(Architect/Engineer)
(Lic No. CA/2017/84610 & PMRDA/07/2016)

Agreed and Accepted by:

Signature of Promoter
Name: M/s. AGN Ventures, M/s. Eagle Developers &
Bhosale Patel Parmar Properties Through Abhishek Patel